

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1602 FISH LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT TO MULTI FAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot-conditional overlay (SF-2-CO) combining district to multi family residence medium density (MF-3) district on the property described in Zoning Case No. C14-2014-0041, on file at the Planning and Development Review Department, as follows:

A 1.94 acre tract of land, more or less, out of the Alexander Walters Survey Number 67, Abstract No. 791 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1602 Fish Lane in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2013.

PASSED AND APPROVED

www

_____, 2013

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Jannette S. Goodall
 City Attorney City Clerk



Land Surveyors, Inc.

8333 Cross Park Drive

Austin, Texas 78754

Office: 512.374.9722

Fax: 512.873.9743

Page 1 of 5

METES AND BOUNDS DESCRIPTION

BEING 1.9432 ACRES OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 16.000 ACRE TRACT OF LAND CONVEYED TO JOHN COLBERT FISH BY INSTRUMENTS OF RECORD IN VOLUME 10842, PAGE 401 AND VOLUME 10904, PAGE 181; BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a rebar found with illegible plastic cap in the east line of the remainder of a 122.63 acre tract of land conveyed to John Colbert Fish and Dana H. Fish by instrument of record in Volume 11903, Page 280 of the Real Property Records of Travis County, Texas and being in the west right-of-way line of Dessau Road (R.O.W. varies), 21.336 meters right of and perpendicular to Engineer's Centerline Station 54+513.929; from which a rebar found with plastic cap which is partially illegible ("1838"), being 21.336 meters right of and perpendicular to Engineer's Centerline Station 54+637.636 bears South 32°58'05" West a distance of 405.93 feet (record: South 32°57'01" West a distance of 405.86 feet);

THENCE North 66°43'58" West, crossing through said remainder of a 122.63 acre tract a distance of 396.25 feet to an iron pipe found for the southeast corner of a 15.000 acre tract of land conveyed to John Colbert Fish and Dana H. Fish by instruments of record in Volume 11591, Page 128, Volume 11608, Page 565 and Volume 11855, Page 92; all of the Real Property Records of Travis County, Texas;

THENCE North 62°28'26" West (record: North 59°31'50" West), along the south line of said 15.000 acre tract, passing at a distance of 342.00 feet (record: 342.02 feet) an iron pipe found in the centerline of an ingress-egress easement granted to John Colbert Fish in said instruments of record in Volume 10842, Page 401 and Volume 10904, Page 181 and continuing along the south line of the 15.000 acre tract and the centerline of said ingress egress easement for a total distance of 553.11 feet (record: 553.07 feet) to a calculated point for a south corner of the 15.000 acre tract and being the southeast corner of said 16.000 acre tract;

THENCE North 27°32'04" East (record: North 30°28'10" East), along the east line of the 16.000 acre tract, the southerly line of the 15.000 acre tract and also along the centerline of the ingress-egress easement a distance of 438.24 feet to a calculated point; from which an iron pipe found in the east line of the 16.000 acre tract, the southerly line of the 15.000 acre tract and at the terminus of the centerline of the ingress-egress easement bears North 27°32'04" East (record: North 30°28'10" East) a distance of 96.57 feet;

THENCE North 62°27'56" West, crossing through the 16.000 acre tract a distance of 149.32 feet to the POINT OF BEGINNING.

THENCE continuing through the 16.000 acre tract the following six (6) courses:

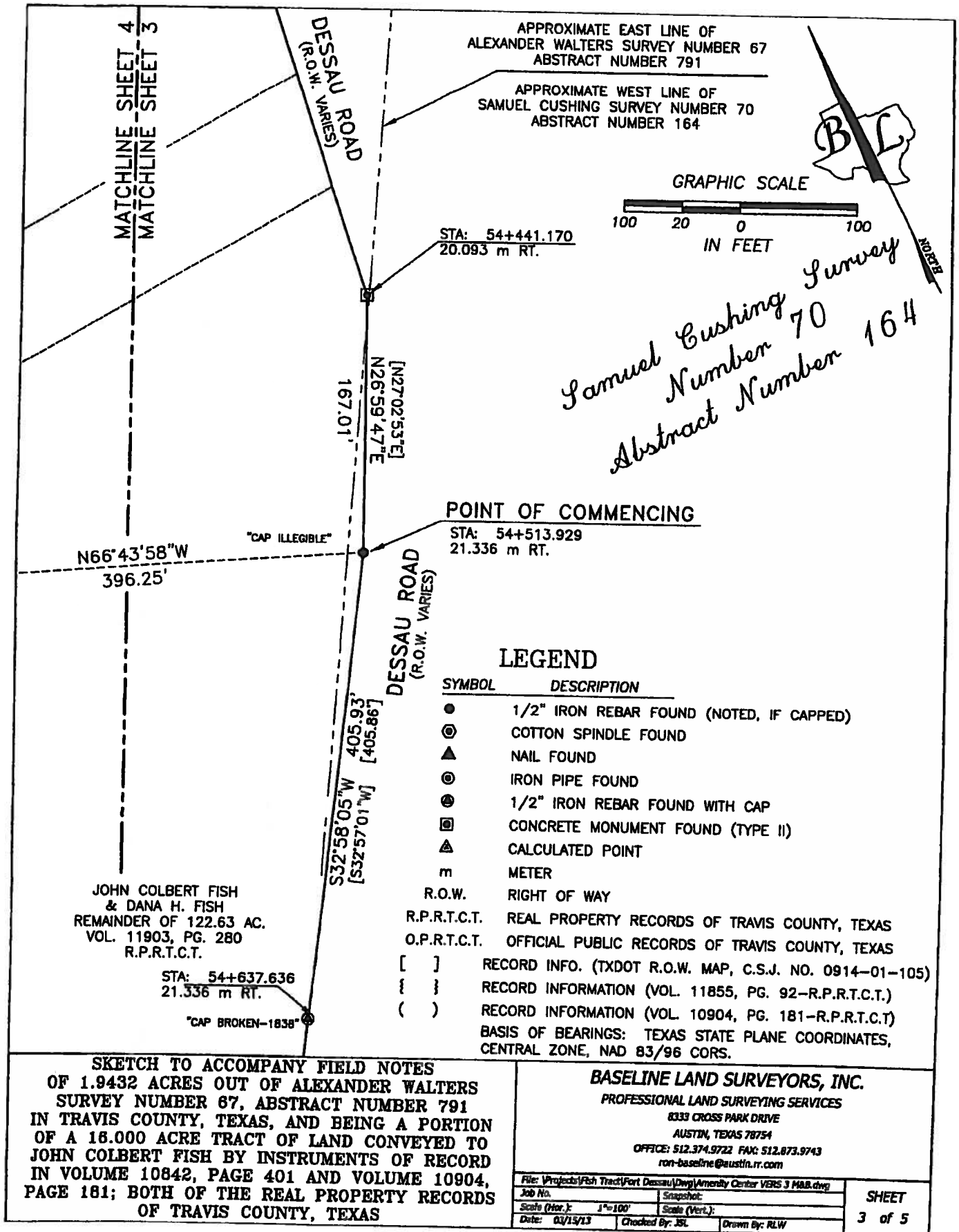
1. North 66°25'18" West a distance of 370.52 feet to a calculated point;
2. North 27°36'40" East a distance of 240.60 feet to a calculated point;
3. South 66°25'18" East a distance of 334.85 feet to a calculated point;
4. South 23°34'42" West a distance of 120.00 feet to a calculated point;
5. South 66°25'18" East a distance of 18.75 feet to a calculated point;
6. South 23°34'42" West a distance of 120.00 feet to the POINT OF BEGINNING.

This parcel contains 1.9432 acres of land, more or less, out of the Alexander Walters Survey Number 67, Abstract Number 791 in Travis County, Texas. Bearing Basis: ~~Texas~~ State Plane Coordinates, Central Zone, NAD 83.

Ronnie Wallace 15 March 2013
Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



File: S:\Projects\Fish Tract\Fort Dessau\Docs\F_Notes\Amenity Center Fort Dessau VERS 3_fn.doc



MATCHLINE SHEET 5
MATCHLINE SHEET 4

Alexander Walters Survey Number 67
Abstract Number 791

JOHN COLBERT FISH
& DANA H. FISH
REMAINDER OF 122.63 AC.
VOL. 11903, PG. 280
R.P.R.T.C.T.

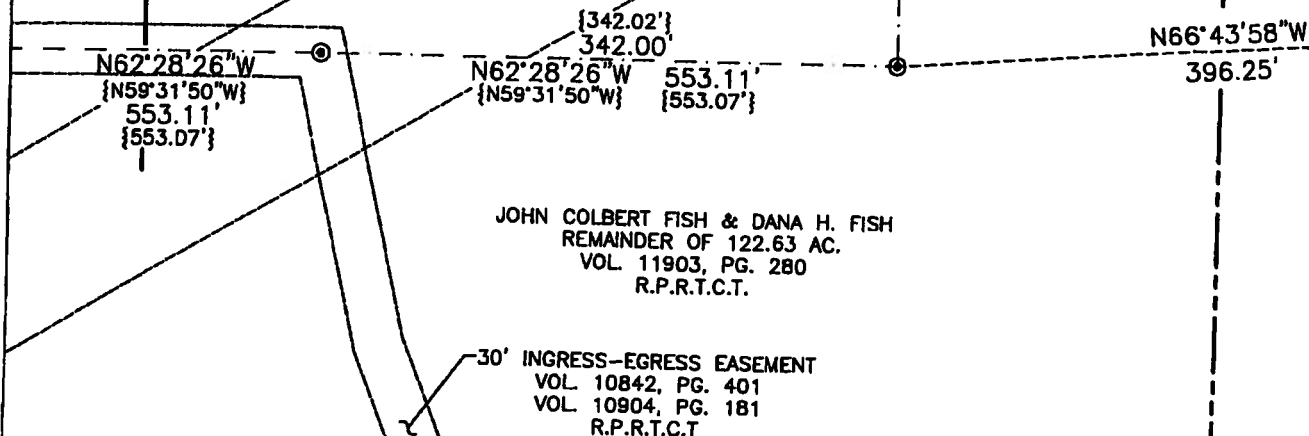


SEE SHEET 3
FOR LEGEND

JOHN COLBERT FISH & DANA H. FISH
15.000 AC.
VOL. 11591, PG. 128 (1/3 INTEREST)
VOL. 11608, PG. 565 (1/3 INTEREST)
VOL. 11855, PG. 92 (1/3 INTEREST)
R.P.R.T.C.T.

LOWER COLORADO RIVER AUTHORITY
TRANSMISSION LINE EASEMENT
5.34 AC.
VOL. 644, PG. 286
R.P.R.T.C.T.

MATCHLINE SHEET 4
MATCHLINE SHEET 3



SKETCH TO ACCOMPANY FIELD NOTES
OF 1.9432 ACRES OUT OF ALEXANDER WALTERS
SURVEY NUMBER 67, ABSTRACT NUMBER 791
IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION
OF A 16.000 ACRE TRACT OF LAND CONVEYED TO
JOHN COLBERT FISH BY INSTRUMENTS OF RECORD
IN VOLUME 10842, PAGE 401 AND VOLUME 10904,
PAGE 181; BOTH OF THE REAL PROPERTY RECORDS
OF TRAVIS COUNTY, TEXAS

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PROFESSIONAL LAND SURVEYING SERVICES

8333 CROSS PARK DRIVE

AUSTIN, TEXAS 78754

OFFICE: 512.374.9722 FAX: 512.873.9743

ron-baseline@austin.tx.com

File: [Project\Fish Tract\Fort Dessau\Draw\Amenity Center VERS 3 MAB.dwg]

Job No.

Snapshot

Scale (Hor.): 1"=100'

Scale (Vert.):

Date: 03/15/13

Checked By: JSL

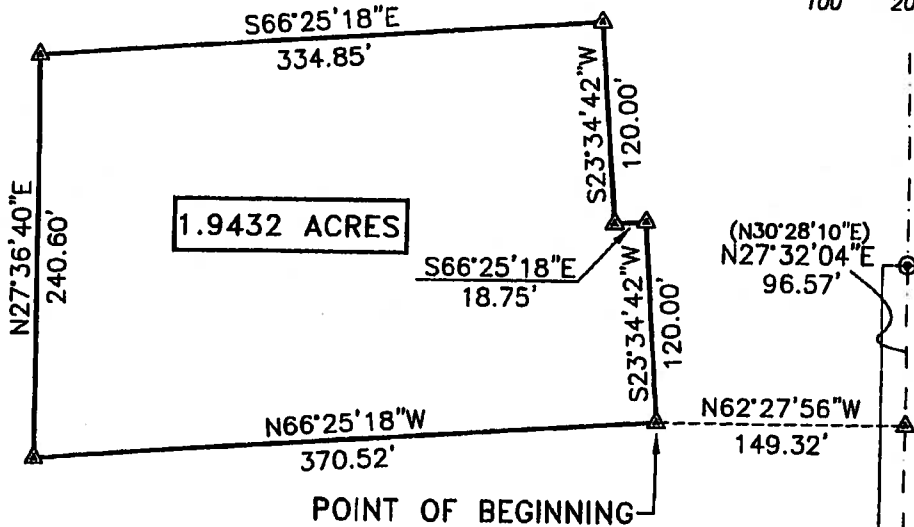
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SHEET

4 of 5

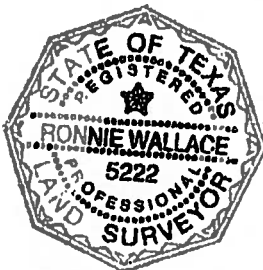
JOHN COLBERT FISH
16.000 AC. &
INGRESS EGRESS EASEMENT
VOL. 10842, PG. 401 (1/2 INTEREST)
VOL. 10904, PG. 181 (1/2 INTEREST)
R.P.R.T.C.T

GRAPHIC SCALE



MATCHLINE SHEET 5
MATCHLINE SHEET 4

JOHN COLBERT FISH
16.000 AC. &
INGRESS EGRESS EASEMENT
VOL. 10842, PG. 401 (1/2 INTEREST)
VOL. 10904, PG. 181 (1/2 INTEREST)
R.P.R.T.C.T



Ron L. Wallace
3.15.13

30' INGRESS-EGRESS EASEMENT
VOL. 10842, PG. 401
VOL. 10904, PG. 181
R.P.R.T.C.T

JOHN COLBERT FISH & DANA H. FISH
REMAINDER OF 122.63 AC.
VOL. 11903, PG. 280
R.P.R.T.C.T.

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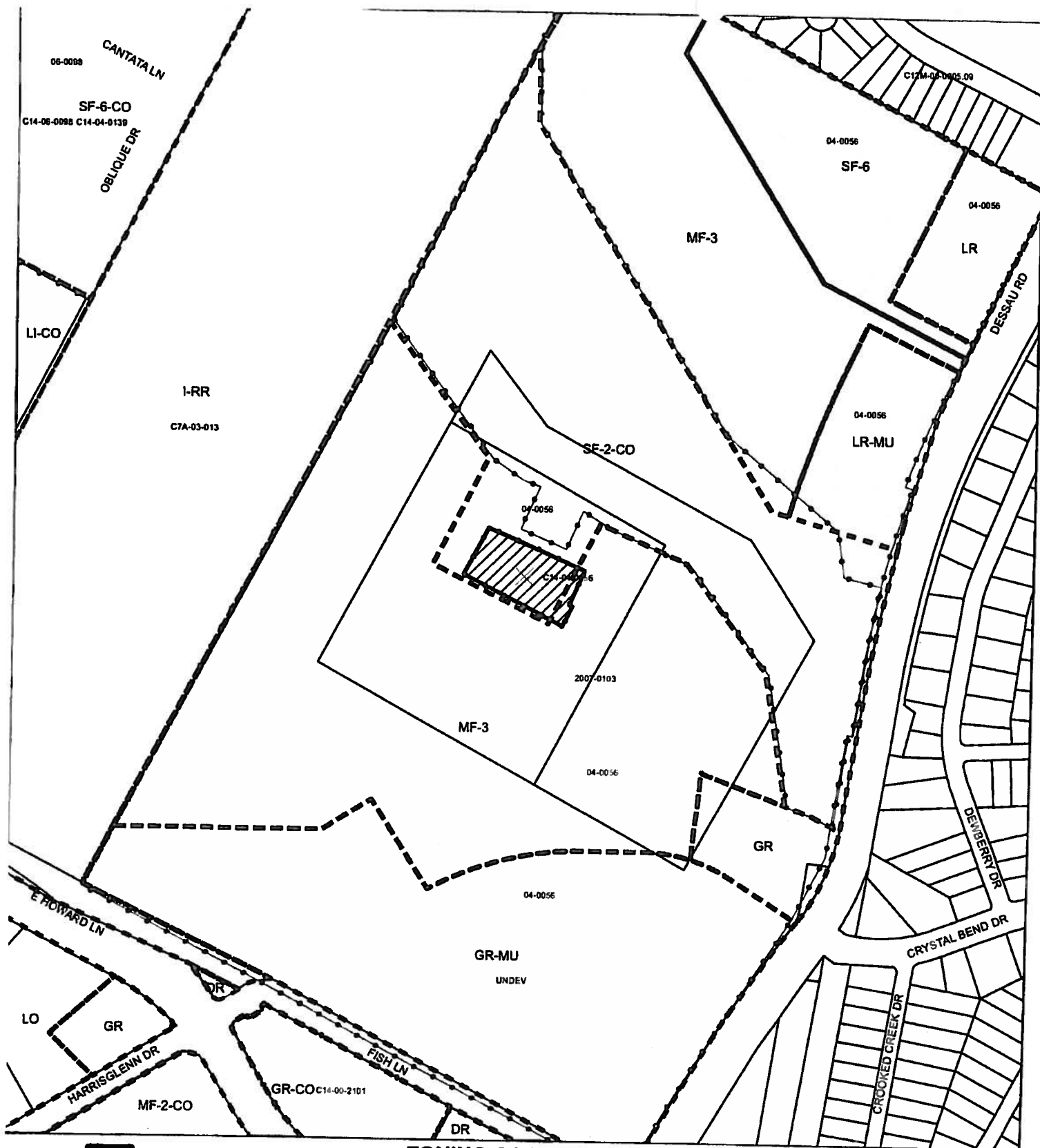
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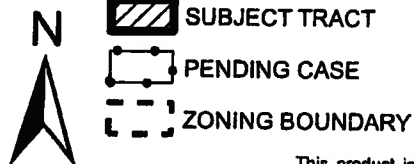
Drawn By: RLW

SHEET

5 of 5



ZONING CASE **C14-2013-0041**



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Exhibit B